063.0	0002	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,400 / 761,400
					USE VALUE:	761,400 / 761,400
					ASSESSED:	761,400 / 761,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	BROOKDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARBONE ELIZABETH A/ TRUSTEE
Owner 2:	JOSEPH C BARAN 2018 IRREVOCABL
Owner 3:	TRUST
Street 1:	130 HUNTER LN
Street 2:	
Twn/City:	BARRINGTON
St/Prov:	NH Cntry: Own Occ: N
Postal:	03825 Type:

PREVIOUS OWNER

Owner 1:	BARAN JOSEPH C -
Owner 2:	-
Street 1:	7 BROOKDALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1850, having primarily Wood Shingle Exterior and 2265 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4560.000	430,100		331,300	761,400
Total Card	0.105	430,100		331,300	761,400
Total Parcel	0.105	430,100		331,300	761,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.16 /Parcel: 336.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	430,100	0	4,560.	331,300	761,400		Year end	12/23/2021
2021	104	FV	410,300	0	4,560.	331,300	741,600		Year End Roll	12/10/2020
2020	104	FV	410,300	0	4,560.	331,300	741,600	741,600	Year End Roll	12/18/2019
2019	104	FV	319,300	0	4,560.	307,600	626,900	626,900	Year End Roll	1/3/2019
2018	104	FV	300,000	0	4,560.	307,600	607,600	607,600	Year End Roll	12/20/2017
2017	104	FV	281,000	0	4,560.	269,800	550,800	550,800	Year End Roll	1/3/2017
2016	104	FV	281,000	0	4,560.	246,100	527,100	527,100	Year End	1/4/2016
2015	104	FV	249,900	0	4,560.	217,700	467,600	467,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5490

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARAN JOSEPH C,	71753-417		10/16/2018	Convenience	99	No	No		
BARAN ELIZABETH	16403-358		9/3/1985	Convenience		No	No		Elizabeth W Baran dod 5/4/1993
HALL THOMAS	6923-139		11/5/1945			No	No		See probate docket # 84P5633A for ownership c

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
1/21/2009	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing Chag	264	PATRIOT
4/6/2000	Inspected	276	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4560		Sq. Ft.	Site		0	70.	1.04	12			Heavy T	-15					331,295						331,300	

PRINT

Date	Time
12/30/21	02:17:18

LAST REV

Date	Time
11/27/18	11:57:04
mmcmakin	

Insp Date: 09/13/18

User Acct: 40707

GIS Ref:

GIS Ref:

!5490!

USER DEFINED

Prior Id # 1:	40707
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.10468	Total SF/SM:	4560	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	331,295	Spl Credit		Total:	331,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.16470575
Const Adj.:	0.98549062
Adj $ / SQ:	206.605
Other Features:	99500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623364
Depreciation:	193243
Depreciated Total:	430121

COMMENTS

WALK UP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

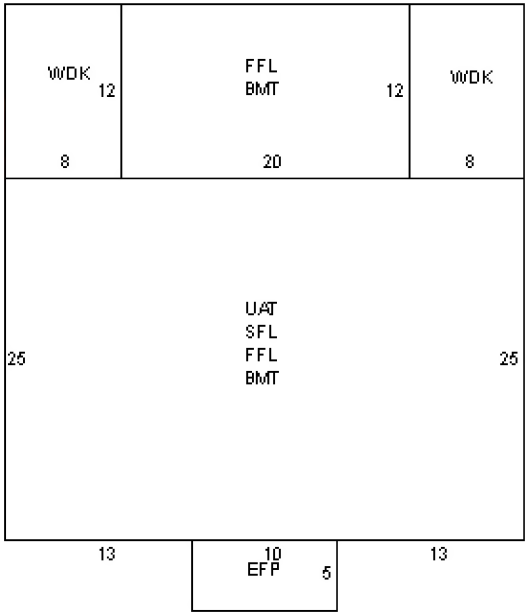
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	206.61
Special Features:	0	Val/Su Net:	117.93
Final Total:	430100	Val/Su SzAd	210.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,140	61.980	70,659
FFL	First Floor	1,140	206.610	235,530
SFL	Second Floor	900	206.610	185,945
UAT	Upper Attic	225	115.700	26,032
WDK	Deck	192	11.050	2,121
EFP	Enclos Porch	50	71.550	3,577

Net Sketched Area:	3,647	Total:	523,864
Size Ad	2040	Gross Area	4322	FinArea	2265
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	